

Offeror's Questions for TIRNO-08-R-00011

1) QUESTION: What is the price paid the current contractor for performing the work called for.

ANSWER: At the May 22nd pre-proposal conference/walk through a range of 1.5 million to 2.1 million **dollars per year** was stated. That of course will change due to the new CBA rates and the requirements of the new PWS (Performance Work Statements).

2) QUESTION: Can you please tell me the name of the company that picks up trash and debris at the above-mentioned building for solicitation # TIRNO-08-R-00011?

ANSWER:

Beltway Disposal

3619 14th St NW

Washington, DC 20010

Tel: (202) 722-2250

3) QUESTION: Could you please let me know what the current contract price for this project is.

ANSWER: See question #1.

4) QUESTION: During the pre proposal walk thru on 5/22/08 one of the janitors was using a back pack vacuum cleaner; In PWS, 4.2 stated that contractor only use HEPA Vacuum cleaners (upright only not a back pack) – has the requirement changed?

ANSWER: Yes

5) QUESTION: In PWS, 5.1 and 5.2 stated that contractor to submit a resume to COTR for approval. How many days after award of the contract does contractor needs to submit a resume?

ANSWER: The resume is secondary to the interview, that being said 2 weeks should suffice.

6) QUESTION: Please provide POC name and their phone numbers for all the subcontractors? ie.(Pest control, trash removal, snow removal, window washing, janitorial supplier, etc.)

ANSWER: *The COTR does not deal w/subcontractors so no POC's are available but here are the vendors:*

Beltway Disposal Services

3619 14th St NW
Washington, DC 20010
Tel: (202) 722-2250

Elegant Floor Services, Inc.

2322 B-Montgomery St
Silver Spring, MD 20910
Tel: (301) 608-0818

Triple 'S' Pest Management Services

9160 Prince William St
Manassas, VA 20110
Tel: (703) 352-7738

International Window Washing Inc.

7008 Blue Bird Court
Lanham, MD 20706
Tel: (240) 398-1157

7) QUESTION: Who is responsible for changing light bulbs and purchasing the lights?

ANSWER: Not the custodial contractor as this is NOT in the Performance Work Statement.

8) QUESTION: What is likely time table for award date, since CBA time table for increase in wages and fringe benefit starts December 2008?

ANSWER: As stated in the pre-proposal conference, we would like to award by August 30, 2008.

9) QUESTION: Please provide POC and phone number for SEIU Local 82.

ANSWER: Bladimir Monge 202 387-3211 is the POC I got from the on-site Union Rep.

10) QUESTION: What is the current building population and visitors annually?

ANSWER: Approximately 3000 employees/visitors per day (see Attachment #3). Annual visitor information not available.

11) QUESTION: May we have a current list of the subcontractors for this custodial contract for this facility?

ANSWER: See question #6.

12) QUESTION: Are there any current issues with the incumbent contractor (s)?

ANSWER: The incumbent is doing and has done outstanding work since I've been COTR.

12) QUESTION: Please indicate the size of the areas (10th street & 12th street) that require 'Power Washing' ?

ANSWER: Less than half a football field combined.

13) QUESTION: Please provide the current number of unionized FTE's/PTE's for this requirement?

ANSWER: The Government can not give this information out, see questions #9.

14) QUESTION: Please provide the name and telephone number to the custodial contractor's office.

ANSWER: This has no bearing on this solicitation so it will not be given out.

15) QUESTION: Please indicate what the proposal instructions are for hand deliveries.

ANSWER: Proposal Instructions for hand deliveries are contained on Page 21 of 36 under the Heading a. GENERAL(3) . This paragraph includes the mailing address of the Internal Revenue Service, Mailroom. Proposal must be received by June 12, 2008 NLT 3:30 p.m. Eastern Standard Time as posted in the original solicitation dated May 5, 2008. as well as on SF 1449 Block 8.

16) QUESTION: Taking into consideration of the strict security what can the new contractor expect to experience with regard to clearing the employees?

ANSWER: Current custodial employees all possess IRS contractor badges. "New" hires usually can get a temporary badge within 30 days IF they are "clean" and permanent badges take upwards of 3 to 6 months.

17) QUESTION: What is the present condition of the Carpets and Tile??

ANSWER: Old and new.

18) QUESTION: What is the present condition of Restrooms?

ANSWER: All new within the last 6 years.

19) QUESTION: What is the present condition of the Marble floors?

ANSWER: Original from when the building was built.

20) QUESTION: How are the recycling containers situated and where in the building?

ANSWER: Recycling is NOT in this contract.

21) QUESTION: Quantity of Entrance Mats?

ANSWER: Six very large ones.

22) QUESTION: Please identify the number of pieces of 'Upholstery' which require vacuuming and shampooing?

ANSWER: Impossible, that is why we had a site visit.

23) QUESTION: Please identify what 'Ceiling Diffusers'. & 'Transoms' look like and what is the size, etc?

ANSWER: Again, that is why we had a site visit. I suggest you "Google" them if you want a picture. Transoms are above each door, diffusers are part of the ventilation systems.

24) QUESTION: Please identify type of floor and square footage for the 'Attic Area' & 'Air Shafts'?

ANSWER: Concrete and old vinyl tile. Attic approximately 100,000 sq ft. No data on Air shafts/mechanical spaces.

25) QUESTION: Please identify what type of floor and square footage for the 'Elevator's Mechanic Office-A' ?

ANSWER: Concrete, 650 sq. ft.

26) QUESTION: Please identify what type of floor and square footage for the 'Cafeteria/Common Seating Area' ?

ANSWER: On the tour we took you through there was carpet and ceramic tile. Only the common areas are cleaned by the custodial contractor.

27) QUESTION: Please explain how the 'Light Fixtures' are situated per square feet of area (average) if possible?

ANSWER: Sorry, not possible.

28) QUESTION: Please identify where the 'Restroom Vents' are and what is the size, etc per restroom location?

ANSWER: See Question 24.

29) QUESTION: Can back pack vacuums be used if they are equipped with a "Heppa" filtration system and a beater bar?

ANSWER: **NO see Para 4.2 first paragraph in parenthesis (NO back pack types, upright only).**

30) QUESTION: Contract Line Item Number (CLIN) 0002, and corresponding CLINs in the option years, provide for up to 300 hours per year of “short-term, non-recurring services as described in Paragraph 5.3 of the Performance Work Statement.” However, the referenced paragraph requires the contractor to have two utility persons for 40 hours each per week, to respond to emergencies. This would be over 4,000 hours per year, well in excess of the 300 hour maximum listed in Section B. In addition, both common practice and the wording of the paragraph imply that this requirement is included in the fixed price effort of CLIN X001. Please clarify how CLIN X002 is to be billed and if “reimbursement” includes the use of supplies.

ANSWER: The Utility Persons are here during normal business hours. The 300 hours referenced are for **after hour** floods, policing the exterior of the building after a parade or holiday (where trash is thrown everywhere so it doesn't sit out for rodents), special preparation for visiting dignitaries, etc. The “supplies” that would be used for special “cleaning” would be used to clean the building anyway so no “reimbursement” would be given. That being said, the contractor would probably want to mention that in their next “Award Fee” write up under “Innovation, Cooperation and Improvements” section.

31) QUESTION: Contract Line Item Numbers 0003 and 0004, and corresponding CLINs in the option years, provide for trash pickup and debris pickup, with trash to be billed per ton and debris to be billed per cubic yard. However, the Performance Work Statement referenced by both CLINs states in connection with invoicing that “Dump fees, trip costs, trash compactor rental fees and any other ‘fees’ shall be submitted as either “Trash Pickup” or “Debris Pickup.” The fees just described often have little to do with the volume or weight of trash or debris being disposed of. Are such fees to be somehow included in the cost per ton or cubic yard on Section B, or will the reimbursement for fees be done as a separate item on the invoice apart from the per ton or per cubic yard price? Please clarify.

ANSWER: One (1) rate for each item by ton and by cubic yard that includes ALL fees/costs. **NO reimbursement** will happen here either so include everything in your rate for those CLINs. Invoices will be paid based on actual tonnage and cubic yards submitted by the contractor.

32) QUESTION: Who decides when trash or debris are to be picked up, the contractor or the Government? If the latter, is there a schedule of pickups? Please clarify.

ANSWER: See 4.7 and 4.8 of the PWS (ideally, you have the trash compactor pulled early say 6:00am emptied and returned by 7:00am that way they don't have to wait for Service Courtyard access which can take a while if you get here later).

33) QUESTION: FAR 52.217-9 Option to Extend the Term of the Contract does not include the number of days before expiration that the Government will notify the Contractor of its intent to renew the contract.

ANSWER: A notification will be given to the contractor 60 days prior to expiration of the term of the contract.

34) QUESTION: The Proposal Instructions for Offerors (page 22 of 36) lists 4 requirements for the proposal: SF 1449, the Price Proposal, the representations and certifications, and Attachment 9. However, Evaluation Factors, on pages 23 and 24 of 36, lists three factors, experience, present and past performance, and price. While the discussion of Factor 2, Present and Past Performance, describes the use of Attachment 9 as the source for information about factor 2, there is no such discussion of Attachment 9 under Factor 1, Experience. Will the government be getting its information for Factor 1 from the same copies of Attachment 9 used for Factor 2, or is the contractor required or permitted to provide additional material, or may other contracts be referenced using Attachment 9? Please clarify what contractor should provide in the proposal for Factor 1.

ANSWER: Pages 22 of 36 lists Instructions to the Offerors on what they are required to submit and yes there are four items. Item 4 Offeror's Reference Sheet (Attachment 9) is what the contractor will submit for Factors 1 and 2 as well as the references. There is only one sheet the contractor has to submit for the technical portion of the evaluation and that is THE Offeror's Reference Sheet Attachment 9. Factor 1 Experience is designed to evaluate "what" the contractor has done and Factor 2 Present and Past Performance is designed to evaluate "how well" the "what " was done. The "Offeror's Reference Sheet", a maximum three (3) is all that is needed for both Factors 1 & 2.

35) QUESTION: Are both a Technical and Price Proposal required? If so, what is the specific content of each proposal?

ANSWER: Both a technical (Attachment 9) which includes Evaluation Factors 1 & 2 as well as a price Proposal Block 20 on pages 4-8 are required.

36) QUESTION: Can an 8(a) contractor bid as a joint venture? If so, are three (3) reference sheets required only for the 8(a) company or are three(3) (additional reference sheets required for the joint venture partner?

ANSWER: If a teaming arrangement is contemplated, provide complete information of arrangement and complete Reference Sheets for previous teaming arrangements with same partner. If this is a first time joint venture effort, each party to the arrangement must provide separate reference sheets.

37) The Offeror and sub-contractors may team together to provide an appropriate response to this solicitation. In that circumstance, will the reference questionnaires and experiences presented for the sub-contractors be equally considered.

ANSWER: Yes. When a contractor is referring to a sub-contractor that is usually when he/she has a company who does window cleaning, trash pickup, debris removal etc. I believe you are talking about a joint venture with an 8(a) certified company not subcontractors.

38) QUESTION: The Performance Work Statement in paragraph 6.6 indicates "this facility is manned 24 hours a day," but Attachment 3 indicates that normal operating hours are from 6:00 am to 6:00 pm. Does this mean that the staff in the building outside of normal operating hours is a minimal or skeleton crew, or is it more substantial? What impact will there be on the contractor's scheduling of after-hours work? We also ask this question because of consumable supplies, since a building run 24/7 with a full crew in all shifts will consume about 4 times as much in bathroom supplies as the same building run only 40 hours a week. Please clarify approximate building occupancy outside of normal work hours.

ANSWER: There is always a "Security"/guard force present in this facility. Also, depending on the time of year, employees may be working nights and/or weekends but it would "minimal" as you state above but, their work could be critical to a successful tax filing season.

39) QUESTION: The Performance Work Statement in paragraph 6.9 requires some additional work “every other year.” Would this occur in years 1, 3, and 5 (the Base Period and Options 2 and 4), or in years 2 and 4 (Options 1 and 3)? Please clarify.

ANSWER: Base, 2 and 4 option years.

40) QUESTION: Attachment 3 indicates that normal operating hours are 6:00 am to 6:00 pm, with core hours between 9:00 am and 2:30. There is no mention of days of the week. Are these hours 7 days a week, or only Monday-Friday except federal holidays? Please clarify.

ANSWER: Monday-Friday except Federal holidays or when the Federal Gov't closes.

41) QUESTION: Please clarify the scoring methods used for the Award Fee Determination Plan. For example, 40% of the score is based on complaints, but there is no scoring device provided for complaints. Complaints can vary from minor to serious, or could turn out to be unsubstantiated or unverifiable. For example, how many complaints of what severity will warrant a score of 60? Or of 80? Given that 3,000 people are in the building each day, 300 complaints in a year could be considered a huge number of complaints, but –assuming one complaint per person - it would also mean that 90% of the people in the building never complained and of those that did, every day but one was a day without a complaint. Please clarify scoring system. What is a permissible number of defects for each basic score level (e.g., 60-69) and category?

ANSWER: Page 8 of Attachment #8 gives the “scoring” for Complaints and page 13 is how the calculation is done. This Award Fee is GSA's and has been in use here for years. The Fee Determining Official makes the final call on the Award Fee. FYI, the COTR and his Assistants do not take anyone's word on a complaint call. We investigate each on its merit.

42) QUESTION: Please provide the names of the contractor(s) currently providing the pest control, trash pickup, and debris pickup services.

ANSWER: See question #6.

43) QUESTION: Who is providing the Waste Removal, Pest control and window cleaning for the current contract and or incumbent contract?

ANSWER: See question #6.

44) QUESTION: Do you have a square footage for the marble and terrazo floors separately?

ANSWER: No, see attachment #3 corridors.

45) QUESTION: What color is the marble floor.

ANSWER: Different floors have different colors.

46) QUESTION: What kind of floors are in the restrooms? Ceramic or Marble?

ANSWER: Ceramic tile.

47) QUESTION: The solicitation references the use of subcontractors; further clarification is requested. Is there a restriction on the level of work a subcontractor may perform or is this at the discretion of the contractor in providing the best value for the government?

ANSWER: This is a Performance Work Statement so we don't get involved with "who" is doing the work as long as it is in compliance with the contract specifications.

48) QUESTION: Is there a "green standard" that IRS uses for cleaning, chemicals, etc. that must be followed?

ANSWER: See 7.3 of the PWS.

49) QUESTION: Site map available to verify the layout of the 1,000,000 square feet; identify specific locations in relationship to the total IRS facility?

ANSWER: No map can be given out for Security reasons.

50) QUESTION: Can the IRS identify the incumbent and is the incumbent eligible to bid on this project?

ANSWER: Incumbent contractor is Vador Ventures T/A Total Quality Services.

51) QUESTION: Are there any limits in accessing certain areas, i.e., day care center, fitness center, during specific hours and/or days of the week?

ANSWER: Yes, see Periodic & Daily Cleaning Task Chart Attachment (it prints on Legal size paper.)

52) QUESTION: Reference is made to the historical status of the building. What are the specific factors and/or amenities that must be considered in providing services and products used in servicing this building?

ANSWER: See 7.3 of the PWS and the act of cleaning shall not damage what is being cleaned.

53) QUESTION: Is there a place for housekeeping to launder there mops, and if not is there a place for a washer and dryer within the storage space for housekeeping.

ANSWER: There are NO drains for a washer nor will the Gov't provide any electric other than 110v.

54) QUESTION: Please provide complete contact information for the subcontractors performing the exterior window cleaning, venetian blind cleaning, trash and debris pick-up, pest control, snow/ice and terrazzo floor polishing

ANSWER: See questions #6.

55) QUESTION: As requested during the pre-proposal conference, please provide the notes from the presentation by the Building Manager and Contract Officer's Representative

ANSWER: The "sign in" sheets for the attendees of the conference will be posted. The Building Manager did not have "notes". The Contracting Officer had an agenda which will be provided as part of the amendment to the solicitation.

56) QUESTION: Price Evaluation. Proposed prices will be reviewed for completeness, reasonableness, and to determine if prices reflect a clear understanding of the work to be performed.

ANSWER: This is a competitive acquisition. Therefore, price analysis will be based on a comparison of the proposed prices received in response to this solicitation.

57) QUESTION: Please identify the standards by which the government will determine reasonableness(i.e., industry data, current operations, etc).

ANSWER: In addition, Factor 1 Experience listed on the Offeror's Reference Sheet Attachment 9 will determine if prices reflect a clear understanding of the work to be performed.

58) QUESTION: The "PROPOSAL INSTRUCTIONS FOR OFFERORS" does not correspond with the "Evaluation Process" and "Evaluation Factors". In "Evaluation Process", it states "Technical Evaluation: Proposals will be evaluated to assess each Offeror's ability to accomplish the technical requirements of this solicitation". What Technical Information will be submitted to performed this evaluation? Will Attachment 9 be used for Factor 1 & 2 or is supplemental information required?

ANSWER: The government is asking for only three references? Attachment #9 will be used for Factors 1 & 2. Three different Attachment #9s should be submitted. The Government may use other sources as stated in the solicitation for additional Offeror information.

59) QUESTION: Please specify in detail the differences between the Performance Work Statement (PWS) in the incumbent contractors contract and that of this solicitation.

ANSWER: Attachment 1: The Incumbent has a "Scope of Work", this solicitation has a PWS. The next contractor will be bound to the PWS so the Gov't does not see a need to "detail the differences" since it is not relevant.

60) QUESTION: Paragraph 5.1 & 5.2 – when is the resume due?

ANSWER: Please see question #5.

61) QUESTION: Paragraph 5.4 Other Contractor Personnel – The personnel employed by the contractor shall be capable employees, qualified in custodial type work and able to understand, read and speak basic English. The contractor shall be fully staffed and trained beginning the first day of work under the contract, regardless of lead time for background checks. Is this consistent with DOL guidelines and the CBA?

ANSWER: The CBA requires grievances and other matters to be in writing. They also talk about meetings so I would say yes to basic English.

62 QUESTION: Paragraph 6.9. Who provided the shelving paper?

ANSWER: The contractor.

63 QUESTION: 7.2.7 Communications – please provide the equipment currently being used for two-way communication

ANSWER: Nextel.

64) QUESTION: Attachment 4 – can the government provided the recommended quantity of each?

ANSWER: No, this is a PWS. If you are “short” then it’s our fault.

65) QUESTION: Are teaming arrangements acceptable? If so, is the prime contractor required to submit three references and its teaming partner to submit three references also or is it three total for both organizations?

ANSWER: Yes. If a teaming arrangement is contemplated, provide complete information of arrangement and complete Reference Sheets for previous teaming arrangements with same partner. If this is a first time joint venture effort, each party to the arrangement **must provide separate reference sheets**. The total number of reference sheets for each is 3.

66) QUESTION: What is the current contract amount per month & what is the total amount for? How many years was the current contract for? Is the statement of work the same for the current contract? Is the present company 8a?

ANSWER: See question #1. Base, with 4 one way option years. The statement of work is now a PWS and is different. Yes.

67) QUESTION: The General Instructions to offerors state that offerors “shall submit two (2) copies of each of the technical proposal and price proposal”. Also, the Award Fee Determination Plan references the “Contractor’s Technical Proposal, however, the Proposal instructions stated that: Each Proposal consists of four items:

Item 1 Standard Form 1449 – Complete Blocks 17a,17b,29, 30a, 30b and 30c.

Item 2: Price Proposal, Block 20 SF 1449

Item 3: Representations and Certifications

Item 4: Offereror’s Reference Sheet (Attachment 9)

Are both a technical proposal and price proposal required? If so, what is the specific content of each?

ANSWER: Yes both a technical proposal (Offeror’s Reference Sheet (Attachment 9) and the Price Proposal Block 20 SF 1449. Please submit two copies of each. The Award Fee Determination Plan is a separate document and is only done quarterly. This is not required with your proposals.

68) QUESTION: Can an 8(a) company bid as a joint venture? If so, are three (3) reference sheets required only for the 8(a) company, or are three (3) additional reference sheets required for the joint venture partner?

ANSWER: Yes, 3 total for the venture.

69) QUESTION: Will the Government provide a seniority list for current employees so that offerors may cost vacation accurately?

ANSWER: No, Seniority is a Union issue.

70) QUESTION: The solicitation states that "Smocks shall not be worn by contractor personnel." Are contractor personnel permitted to wear aprons?

ANSWER: Without seeing it I doubt it as, we are trying to avoid "loose" clothing items that may get stuck in an elevator or on a piece of equipment etc and cause an accident.

71) QUESTION: At what accumulation of snow or ice is snow removal required?

ANSWER: Before it becomes hazardous for pedestrians and vehicles.

QUESTION: Will the contractor be required to move snow off of the facility property? If so, at what level of accumulation will snow be required to be removed?

ANSWER: Yes. Before it starts to block entrances, ramps and parking spaces.

72) QUESTION: Approximately how many pounds of snow melting compound are required annually?

ANSWER: The Gov't does not track this. This is the responsibility of the contractor. to have on hand.

73) QUESTION: What is the linear footage of the "cabinets and drawers of the Daycare Center, Health Unit and other 'kitchenette' spaces" for which shelving paper will need to be replaced?

ANSWER: Never measured, it was done under the Award Fee the last time.

74) QUESTION: What type of shelving paper is required for cabinets and drawers?

ANSWER: Sticky backed vinyl, nothing fancy .

75. QUESTION: The solicitation states that shelving paper will be replaced "Every other year in the first month of the contract." During what year does the shelving paper need to be replaced next?

ANSWER: See question # 34.

76) QUESTION: Will an area be available for charging battery-powered equipment?

Answer: Yes, in the supply storage area.

77) QUESTION: The solicitation states that "Restroom policers/cleaners shall . . . attempt to unclog any stopped up commodes before doing a work ticket." What procedures are in place at the facility governing the transport of plungers so that the contractor will not be in violation of normal infection control procedures?

ANSWER: The same for a toilet bowl cleaner, OSHA rules and regulations shall be observed.

78) QUESTION: How many shower curtains does the contractor need to provide annually?

ANSWER: Not many as most shower stalls now have doors.

79) QUESTION: How many mats does the contractor need to provide "for outside offices when shampooing carpets"?

ANSWER: That would depend on your shampooing schedule as you will need to leave them there over night to ensure the carpet is dry.

80) QUESTION: What is the annual usage rate of Bad Air Sponges?

ANSWER: The Government does not track this however, there are 86 Restrooms at least 1 per restroom a month, plus other "smelly" areas. Recommend buying them in bulk, you will use them.

81) QUESTION: What are the intended uses of the power pallet jack and the manual pallet jack?

ANSWER: Good question as I missed this one! Mainly, to bring in your supplies off the loading dock since the "recycle" program has been taken over by NISH. You could probably get by with just 1 manual jack.

82) QUESTION: What is the value of the current contract?

ANSWER: See Question #1.

83) QUESTION: Presently the dispensers you have in building, who is the manufacturer and do we have the option to change the type of dispensers, for example from (Bay West) to (Georgia Pacific).

ANSWER: The restrooms have "fixed/built in" dispensers and could not be changed but "stand alone" dispensers could be changed w/COTR approval.

84) QUESTION: What is the current contract amount per month & what is the total amount for? How many years was the current contract for? Is the statement of work the same for the current contract? Is the present company 8a?

ANSWER: See Question #1, Base year plus 4 one year options, No, Yes.

85) QUESTION: Please provide a seniority list for the janitors currently working at the building.

ANSWER: See question #9.

86) QUESTION: Please provide contact information for the contractors that are performing the window washing, trash and debris pick up and pest control program requirements.

ANSWER: See questions #6.

87) QUESTION: The solicitation section 4.1 states the contractor is responsible to place and stock hand sanitizer dispensers in designated areas. Please provide a total count of dispensers required.

ANSWER: This is a new requirement, *at least* 100 to start with since there are 86 restrooms.

88) QUESTION: Please provide additional information regarding "stand alone" soap dispensers and Bad Air Sponges ie. the name of the manufacturers or web sites, etc.

ANSWER: Soap dispensers are various models but they hold bagged liquid soap. Mateson Chemical Corp of Philadelphia, PA 215 423-3200 make the sponge.

89) QUESTION: Please provide your anticipated start date for the new contract.

ANSWER: October 1, 2008.

90) QUESTION: The solicitation references the use of subcontractors: further clarification is requested. Is there a restriction on the level of work a subcontractor may perform or is this at the discretion of the contractor in providing the best value for the government?

ANSWER: The contractor must provide 51% of the work on the contract. Use of subcontractors is allowed and this is up to the contractor on the number they use as long as 51% of the work is done by the contractor. The Government has no relationship with subcontractors. They are the total responsibility of the contractor.

91) QUESTION: Please provide detailed instructions to offerors regarding the applicable wages to utilize in their price proposal. The CBA included in the solicitation provides increases of wages and fringe benefits from 2008 through 2010. Traditionally offerors would bid only the wages applicable to the base year. However, traditionally a contractor does not negotiate increases for so many years at one time. Should the offeror use the wages and fringes effective 12/10/2007 (which is current) and not price any increases for the follow on years? Or does the Government want offerors to price out the years including the increases each year?

ANSWER: The CBA is a negotiated agreement between the employees and the Union, therefore, the rates used in this agreement must be utilized. How you price your line items is up to each company, however, you cannot pay any less than the rate in the CBA current at the time of contract award. There is nothing to say you can't pay more but you must pay at least what is in the CBA and use the fringe benefits. For options years 1, 2, 3, and 4 you can use the rates for those years. All contractors should be escalating their prices based on the wages in the CBA for the base and all option years.